

**Submittal
Date**

7/18/2017

Request:

4.3 acres from

R-4

to RX-4-CU

w/

VICINITY MAP



Map Date: 7/20/2017

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District **R-4** Height _____ Frontage _____ Overlay(s) _____

Proposed Zoning Base District **RX** Height **4** Frontage _____ Overlay(s) _____

Click [here](#) to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.

OFFICE USE ONLY

Transaction #

510757

Rezoning Case #

7-20-17

If the property has been previously rezoned, provide the rezoning case number:

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

510757

GENERAL INFORMATION

Date **7/14/2017**

Date Amended (1)

Date Amended (2)

Property Address **0 Leesville Road, 7000 Leesville Road**

Property PIN **0780-82-8265, 0787-81-9914** Deed Reference (book/page)

Nearest Intersection **Leesville and Lynn Road**

Property Size (acres) **4.3**

(For PD Applications Only) Total Units

Total Square Feet

Property Owner/Address

Johnston Living Trust, Opal K. Johnston Trustee
4140 Parklake Ave. Suite 615
Raleigh, NC 27612-3723

Phone **919.896.8096** Fax

Email

Project Contact Person/Address

Eric Leath
Colliers International
702 Oberlin Road, Suite 400
Raleigh, NC 27605

Phone **919.582.3119** Fax **919.834.4488**

Email **eric.leath@colliers.com**

Owner/Agent Signature

Opal K Johnston

Email **terri@terrimccall.com** *Ag*

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

REZONING APPLICATION ADDENDUM #1**Comprehensive Plan Analysis**

The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.

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STATEMENT OF CONSISTENCY

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

The request is consistent with the comprehensive plan future land uses. The Future Land Uses Map designates moderate density residential uses at densities between 6 and 14 units per acre.

1.

The Property is not located within an Urban Growth Corridor, Transit Emphasis Corridor, Mixed Use Center or Transit Oriented District.

2.

The rezoning request is consistent with the following comprehensive plan policies: LU 2.2 Compact Development, LU 1.2 Future Land Use Map consistency, LU 5.1 Reinforcing the Urban Pattern, LU 5.4 Density Transitions, LU 8.1 Housing Variety

3.

4.

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

The proposed rezoning maintains the residential character of the surrounding neighborhood.

1.

The proposed rezoning would increase the tax base and usage of the site.

2.

The conditional rezoning without retail or commercial will alleviate traffic concerns in the neighborhood.

3.

4.

REZONING APPLICATION ADDENDUM #2**Impact on Historic Resources**

The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.

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INVENTORY OF HISTORIC RESOURCES

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

There are no historic resources on the property.

PROPOSED MITIGATION

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

None required

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2. Rezoning application review fee (see Fee Schedule for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Two sets of stamped envelopes addressed to all property owners within 100 feet of property to be rezoned <i>Kyle Little already has</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
9. Completed and signed zoning conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number

OFFICE USE ONLY

Date Submitted

Transaction #

510187

Existing Zoning R-6

Proposed Zoning RX-4-CUD

Rezoning Case #

2-20-17

Narrative Of Zoning Conditions Offered

1. The property shall be restricted to Residential Uses only, as defined by Chapter 6 of the Raleigh UDO.

2. The maximum density for the property shall be limited to 14 dwelling units per acre.

3.

4.

5.

6.

7.

8.

9.

10.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature

Opal K. Johnston

Print Name

Opal K. Johnston

11-12-17

6/1/2017

RE: 7000 Leesville Road

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on Wednesday, June 31, 2017. The meeting will be held at Lake Lynn Community Center (7921 Ray Rd, Raleigh, NC 27613) and will begin at 7 pm.

The purpose of this meeting is to discuss a potential rezoning of the property located at 7000 Leesville Road. This site is currently zoned R-4 and is proposed to be rezoned to RX-4, a higher density residential zoning.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 100 feet of the area of the area of requested rezoning.

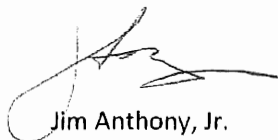
If you have any questions or concerns, I can be reached at:

Jim Anthony
702 Oberlin Road
Suite 400
Raleigh, NC 27605
(919) 832-1110

For more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at:

(919) 996-2626
rezoning@raleighnc.gov

Thank you,



Jim Anthony, Jr.

7000 Leesville - 6/21/2017

[illegible]

SUMMARY OF ISSUES

A neighborhood meeting was held on 6/21/2017 (date) to discuss a potential rezoning located at 7000 Leesville Rd (property address).

The neighborhood meeting was held at Lake Lynn Community Center (location).

There were approximately 4 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Neighbors indicated they want to see a high quality residential product on the site.

Would like to ensure the project will retain good landscaping and trees after completion.

Neighbors were generally supportive of residential development at the site

Concerns that the site would be ill-suited towards commercial/retail uses.

Questions regarding ingress & egress to the site that were addressed.

Pre-Application Conference

(this form must be provided at the time of formal submittal)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center : 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 919-996-1831
Litchford Satellite Office : 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

PROCESS TYPE
<input type="checkbox"/> Board of Adjustment
<input type="checkbox"/> Comprehensive Plan Amendment
<input checked="" type="checkbox"/> Rezoning
<input type="checkbox"/> Site Review*
<input type="checkbox"/> Subdivision
<input type="checkbox"/> Subdivision (Exempt)
<input type="checkbox"/> Text Change
* Optional conference

GENERAL INFORMATION
Date Submitted 4-12-2017
Applicant(s) Name James Anthony Jr.
Applicant's Mailing Address 702 Oberlin, Suite 400, Raleigh, NC 27605
Phone 919.832.1110
Email janthony@aacre.com
Property PIN # 0787828265, 0787819914
Site Address / Location 7000 Leesville Rd
Current Zoning R-4
Additional Information (if needed) : To RX-3

OFFICE USE ONLY	
Transaction # : 510757	Date of Pre-Application Conference : 4/21/17 - 10:30 AM
Staff Signature <i>Doug Hill</i>	



Pre-Application Conference

Meeting Record

Transaction #: 510757 Meeting Date & Time: 4/21/17 10:30 AM

Location: 1 Exchange Plaza

Attendees: Kyle Little, Sophie Huemer, Jason Hardin, Matthew Item,
Doug Hill, Tania Tully, Eric Leith, Jim Anthony, Melissa Robb

Parcels discussed (address and/or PIN): 7000 Leesville Rd


Current Zoning: R-4

Potential Re-Zoning: RX-3

CAC Chair/Contact Information: Jay Gudeman, jay@kilpatrickgudeman.com

General Notes: Future land use designation is moderate density
residential, would support up to 14 ~~units~~ units per acre. A
transition would be required. could limit the number of units
through conditions. Access would require a right in right
out along leesville. A pedestrian connection to the adjacent
greenway is recommended by parks and Rec

Department & Staff	Notes
<u>Development Services</u> <u>Justin Rametta</u> <u>Justin.Rametta@raleighnc.gov</u> <u>919-996-2665</u> <u>Mike Walters</u> <u>Michael.Walters@raleighnc.gov</u> <u>919-996-2636</u> <u>Walt Fulcher</u> <u>Walt.Fulcher@raleighnc.gov</u> <u>919-996-3517</u>	UDO Sections:

<p><u>Historic Preservation</u> <u>Tania Tully</u> Tania.Tully@raleighnc.gov 919-996-2674 <u>Melissa Robb</u> Melissa.Robb@raleighnc.gov 919-996-2632</p>	<p>UDO Sections:</p>
<p><u>Parks, Recreation, and Cultural Resources</u> <u>Todd Milam</u> Todd.Milam@raleighnc.gov 919-996-4798 <u>Cassie Schumacher-Georgopoulos</u> Cassie.Schumacher-Georgopoulos@raleighnc.gov 919-996-4797 <u>Thomas "TJ" McCourt</u> Thomas.McCourt@raleighnc.gov 919-996-6079</p>	<p>UDO Sections:</p>
<p><u>Public Utilities</u> <u>Cesar Sanchez</u> Cesar.Sanchez@raleighnc.gov 919-996-3484 <u>Keith Tew</u> Keith.Tew@raleighnc.gov 919-996-3487 <u>Patrick Paine</u> Patrick.Paine@raleighnc.gov 919-996-3481 <u>Eric Haugaard</u> Eric.Haugaard@raleighnc.gov 919-996-3492</p>	<p>UDO Sections:</p>
<p><u>Stormwater</u> <u>Ben Brown</u> Ben.Brown@raleighnc.gov 919-996-3515 <u>Gary Morton</u> Gary.Morton@raleighnc.gov 919-996-3517 <u>Ashley Rodgers</u> Ashley.Rodgers@raleighnc.gov 919-996-3970 <u>Lisa Booze</u> Lisa.Booze@raleighnc.gov 919-996-3518</p>	<p>UDO Sections:</p>
<p> <u>Transportation</u> <u>Bowman Kelly</u> Bowman.Kelly@raleighnc.gov 919-996-2160</p>	<p>Contact Bowman regarding transportation issues</p> <p>UDO Sections:</p>